

RESOLUTION NO. 16-12

RESOLUTION OF THE CALIFORNIA HOUSING FINANCE AGENCY
AUTHORIZING THE AGENCY'S CREATION OF A SINGLE FAMILY
LOAN PRODUCT IN SUPPORT OF THE CALIFORNIA DEPARTMENT OF
TRANSPORTATION'S STATE ROUTE 710 AFFORDABLE SALES
PROGRAM PURSUANT TO CALIFORNIA GOVERNMENT CODE
SECTIONS 54235 – 54238.7

WHEREAS, Sections 54235 through 54238.7 of the Government Code (the "Roberti Act") sets forth the priorities and procedures for the California Department of Transportation ("Caltrans") to dispose of certain surplus residential property for State Route 710 ("SR 710") in Los Angeles County (the "SR-710 Affordable Sales Program" or "ASP");

WHEREAS, Caltrans has prepared and submitted Chapter 9.5, Title 21, Division 2 of the California Code of Regulations (Sections 1475 through 1491) (the "ASP Regulations") to the California Office of Administrative Law ("OAL") for formal approval. Thereafter, Caltrans intends to immediately dispose of forty-two (42) SR 710 surplus residential properties, including certain properties currently occupied by low and moderate income households or households whose income is up to 150% of area median income (collectively, "LMI households") which shall be offered for sale at less than fair market value in accordance with the ASP Regulations;

WHEREAS, CalHFA has determined that it is in the public interest for CalHFA to assist in providing financial assistance, directly or indirectly, to persons and families of low and moderate income to enable them to purchase or refinance moderately priced single family homes;

WHEREAS, pursuant to ASP Regulation 1491, entitled "Financing," CalHFA staff is prepared to: (i) purchase loans, under the terms outlined in Attachment C to the Staff Report, to present occupants who qualify as LMI households in order to effectuate such sales under the ASP; (ii) establish a designated account (the "Affordable Housing Trust Account" or "AHTA") to receive all proceeds to which CalHFA is entitled under the ASP; and (iii) use such proceeds to carry out any activity authorized under CalHFA's implementing statutes for the benefit of persons or families of low and moderate income residing exclusively within the area set forth therein.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors (the "Board") of the California Housing Finance Agency ("Agency"), in consideration of the above, as follows:

Section 1. Authorization of ASP Loan Products. In accordance with the ASP Regulations, the Agency's single family lending division is hereby authorized to offer financial

loan products towards the purchase of surplus residential property to present occupants who qualify as LMI households, conditioned as follows:

- a. Loan terms shall be as substantially set forth in Attachment C to the Staff Report. The Executive Director or designee shall have the authority to modify the terms and parameters of loan products in order to effectuate the intent of the ASP Regulations.
- b. In accordance with ASP Regulations, such loans shall be subordinate to use and resale restrictions, the form of which shall be subject to approval by the Executive Director or her designee.
- c. The Agency may purchase up to Five Million Dollars (\$5,000,000.00) of whole loans using unrestricted Agency funds. Such loans shall be used to finance surplus residential property sales in Phase I of the ASP only (i.e., forty-two (42) properties).
- d. The ASP Regulations, as submitted to OAL in spring 2016, shall first have been approved and certified as final by OAL.

Section 2. Authorization of Related Actions and Agreements. The officers of the Agency, or the duly authorized deputies thereof, are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all agreements and documents which they may deem necessary or advisable to effectuate the purposes of this resolution.

SECRETARY'S CERTIFICATE

I, Victor James, the undersigned, Secretary of the Board of Directors of the California Housing Finance Agency, hereby certify that the foregoing is a full, true, and correct copy of Resolution No. 16-12 duly adopted at a regular meeting of the Board of Directors of the California Housing Finance Agency duly called and held on the 17th day of May, 2016, of which meeting all said directors had due notice; and that at said meeting said Resolution was adopted by the following vote:

AYES: AVILA FARIAS, SCHAEFER (for Chiang), GALLAGHER, IMBASCIANI,
GUNNING, HUNTER, METCALF, WILLIAMS (for Podesta), RUSSELL, FALK

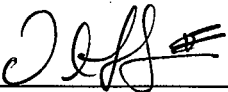
NOES: NONE

ABSTENTIONS: NONE

ABSENT: JOHNSON-HALL, PRINCE, SOTELO

IN WITNESS WHEREOF, I have executed this certificate and affixed the seal of the Board of Directors of the California Housing Finance Agency hereto this 17th day of May, 2016.

[SEAL]



Victor J. James
Secretary of the Board of Directors of the
California Housing Finance Agency